

Vista del Arroyo Hotel Complex, Hinds and Conner Bungalow
(Bungalow 7) (Apartments #248-250)
125 South Grand Avenue
Pasadena
Los Angeles
California

HABS No. CA-2184-H

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Western Region
Department of the Interior
San Francisco, California 94102

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC AMERICAN BUILDINGS SURVEY
ARCHITECTURAL DATA FORM

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STATE California	COUNTY Los Angeles	TOWN OR VICINITY Pasadena
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) Vista del Arroyo Hotel Complex, Hinds & Conner Bungalow (Building Permits)		HABS NO. CA-2184-H
SECONDARY OR COMMON NAMES OF STRUCTURE Bungalow 7 Apartments #248-250		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 125 South Grand Avenue		
DATE OF CONSTRUCTION (INCLUDE SOURCE) 1937 (Building Permits)	ARCHITECT (S) (INCLUDE SOURCE) Hunt & Chambers (Building Permits)	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) See Attachment A		
STYLE (IF APPROPRIATE) Spanish Colonial Revival		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Wood frame walls with interior and exterior plaster; wood joists; 1-1/2" tongue and groove oak hardwood floors; wood shingle roof; concrete footings; wood windows, doors and trim.		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) See floor plans		
EXTERIOR FEATURES OF NOTE A two story and basement building with smooth finish plaster walls; wood frame paired casement, fixed, and double-hung windows; wood frame doors with ten divided lights; wood shingle hipped roof. There are two open terraces facing the Arroyo at the west elevation. Both have decorative wrought iron railings. A concrete deck area at the south end of the building is also the roof for a large portion of the middle level. The house is built into a cliff, making the east elevation only one story and the west elevation three stories. Concrete steps with metal pipe rail bordered on both sides by a stone retaining wall, run between this building and Bungalow A, providing accessibility to the lower two floors.		

INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED)

The building was built as two units, one on each of the upper and middle floors. The lower floor was used for storage. At some time prior to 1939, it was divided into three apartments (#248-250).

See floor plans for room layout. There is a wire glass skylight with wood grille cover on the east side. There are ornamented gas-burning fireplaces on the upper and middle levels. Both have wood mantels with fluted pilasters. Several rooms have built-in shelves and cabinetry. Bathrooms have 6 x 6 ceramic tile, floors and walls, some laid in a diagonal pattern, in shades of blue, white, rose, tan and green.

MAJOR ALTERATIONS AND ADDITIONS WITH DATES

Addition of plywood enclosure, southeast corner (no date).

PRESENT CONDITION AND USE

The building has been vacant since 1974. The exterior is in fair condition, with the exception of the roof. The interior has severe water damage and has suffered vandalism and deterioration.

OTHER INFORMATION AS APPROPRIATE

UTM Reference: 11/392860/3778600

SOURCES OF INFORMATION (INCLUDING LISTING OF NATIONAL REGISTER, STATE REGISTER, ETC.)

See Attachment B

COMPILER, AFFILIATION

Leonard M. Kliwinski, Thirtieth Street Architects, Inc.
James C. Wilson, Thirtieth Street Architects, Inc.
Principal-In-Charge

DATE

10 February, 1992

ATTACHMENT A

SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE)

History

The Vista del Arroyo Hotel, located on a dramatic landscaped site, has long been a visually prominent landmark in Pasadena. The entire complex originally consisted of the large main hotel building and twenty surrounding bungalows. The hotel was positioned at the edge of a wealthy residential neighborhood and at the crest of a steeply sloped site overlooking the Arroyo Seco. The Vista del Arroyo was one of the great Southern California hotels which had as part of its operations separate bungalows on the grounds for its guests. The "Bungalowland" idea was conceived by hotel owner D. M. Linnard, who owned numerous other hotels. The management of the hotel encouraged individuals to construct private bungalows on the hotel site for which the owners had free use for an agreed period of time, usually ten years. After the agreement time elapsed, the hotel gained possession but reserved the use of the bungalow for the original occupants.

D.M. Linnard bought the Vista del Arroyo Hotel, at that time a collection of wood frame buildings, in 1919. He built a new hotel building on the site in 1920. During this period, construction also began on the bungalows adjacent to the hotel. The addition of these bungalows, located primarily along the crest of the arroyo, altered the setting of the main hotel buildings. They ranged from one and two-story single family bungalows to two, three and four-story units, which focused mainly on the view out to the arroyo. The Vista del Arroyo Hotel became known as the "bungalow hotel" that emphasized images of the residential atmosphere of these charming structures.

Prominent architectural firms employed to create these new bungalows during 1921-1938 included Myron Hunt and Marston, Van Pelt & Maybury. The Hinds & Conner Bungalow was designed by Hunt & Chambers and was built in 1937. Originally conceived as vacation homes for the resort season, the bungalows also became retirement homes after the mid-1920s, when Pasadena's Hotels began to stay open year round.

The Vista del Arroyo Hotel was closed to guests in February, 1943. At this time the U.S. War Department took possession of the entire 15.3 acre property under the War Powers Act of 1943. The U.S. Army converted all 21 buildings for use as the McCornack Army Hospital.

In its short life as an active military installation, the Vista del Arroyo and its bungalows underwent extensive alterations into a hospital. In June, 1949 the hospital was deactivated and the property considered surplus. In July, 1957 the U.S. Army Ordnance District took complete control of the property and it was designated the Pasadena Area Support Center. When the military moved out, the hotel and bungalows were used for various offices by the General Services Administration. In 1974, the federal government moved its employees out of the Vista del Arroyo to other locations in Pasadena. The hotel was rehabilitated into the U.S. Court of Appeals in 1983-85. When the government abandoned and failed to maintain the bungalows, deterioration increased and the buildings were subject to vandalism.

Significance

The Vista del Arroyo bungalows are significant as an integral part of the hotel complex, of which the main building is the centerpiece. Historically, the hotel-bungalow idea, originated in Pasadena by D.M. Linnard, spread throughout southern California, and the Vista del Arroyo remains as a fine example of this concept. In addition, the association with D.M. Linnard, a leading figure in the history of the hotel business in California (at one time or another he owned or managed the Green, the Raymond, the Maryland, the Huntington, the Vista in Pasadena, the Fairmont in San Francisco, the Samarkand, the Arlington and El Encanto in Santa Barbara and the Coronado in San Diego), makes the Vista and its bungalows a significant site.

The Hinds & Conner Bungalow represents the work of one of Southern California's greatest architects of the period, Myron Hunt. Hunt became nationally known for his work in the Spanish Colonial Revival and Mediterranean styles. He designed numerous hotels, including the Ambassador in Los Angeles; hospitals, including the Huntington Memorial Hospital in Pasadena; and civic buildings such as the Pasadena Public Library. Hunt also designed the Huntington Library and Art Gallery.

ATTACHMENT B

SOURCES OF INFORMATION

Books

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Pasadena Community Book. 1943, 1951.

Thurston's Pasadena City Directory. 1925-1941.

Newspapers

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"It's Moving Day at Vista Hotel, but to No One's Surprise, and Here's Why", Pasadena Star-News, February 3, 1943.

"Vista Story Goes Back Many Years", Independent Star-News, September 7, 1958.

Periodicals

"Attractive Hillside Home at the Vista Del Arroyo Recently Completed", California Life, July 15, 1929, p. 12-13.

"Colorful and Luxurious Gardens Surround Hotel Vista Del Arroyo", California Life, December, 1930, p. 10-11.

"Conservative Firm Designs Vista Additions", California Life, August 15, 1928, p. 12-13.

"Mid-Summer at the Vista", California Life, August 1, 1929, p.10.

"Pasadena Garden Club Members Enjoy View of Beautiful Grounds at Hotel Vista Del Arroyo", California Life, May 15, 1929, p. 16-17.

"Recent Arrivals at the Vista Del Arroyo", California Life, December 1, 1928, p.19.

"Seeing Stars at the Vista Del Arroyo", California Life, December 20, 1924, p. 10.

"Semi-Tropical Gardens Surround the Popular Hotel Vista Del Arroyo", California Life, August 15, 1928, p. 16-17.

"The Vista Del Arroyo", California Life, May 13, 1922, p. 14-15.

"The Vista Season in Review and Preview", California Life, August 15, 1928, p. 5-7.

Other

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Architectural Notebooks, Pasadena Public Library.

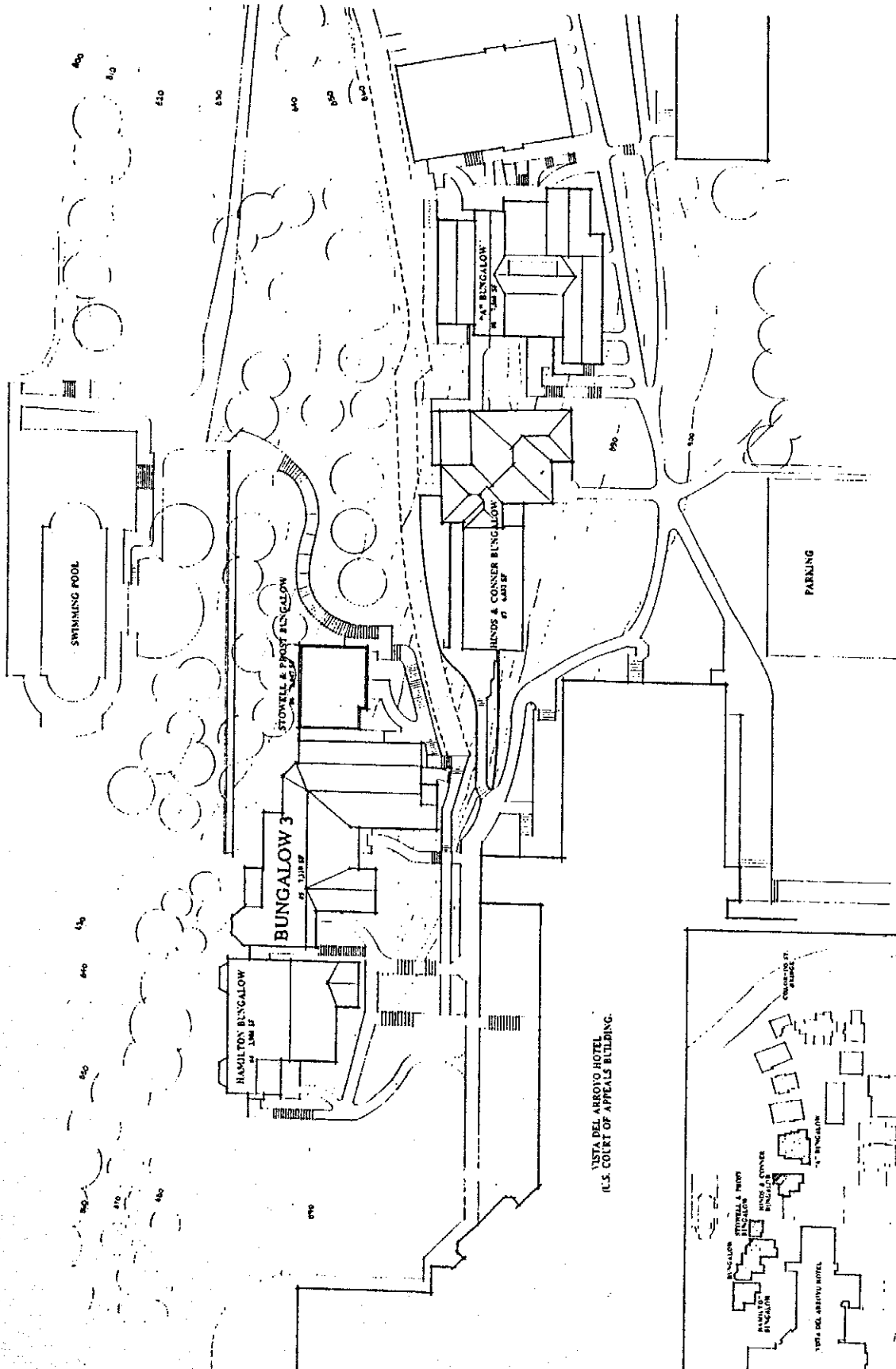
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Historic Structure Report - Vista Del Arroyo Hotel. Charles Hall Page & Associates, Inc. 1980.

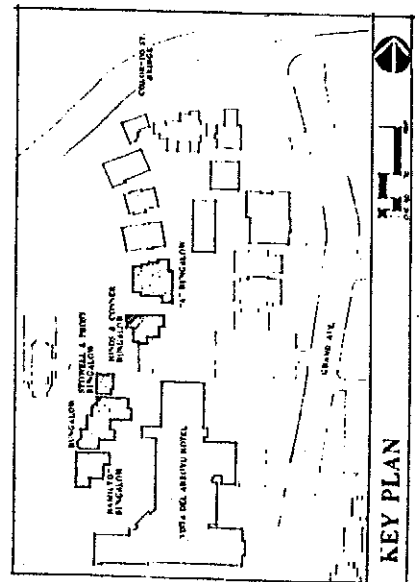
National Register of Historic Places Inventory - Nomination Form. Vista Del Arroyo Hotel & Bungalows. 1980.

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 Architects
 Inc.
 7 DEC. '90

VISTA DEL ARROYO HOTEL BUNGALOWS
 PASADENA, CA



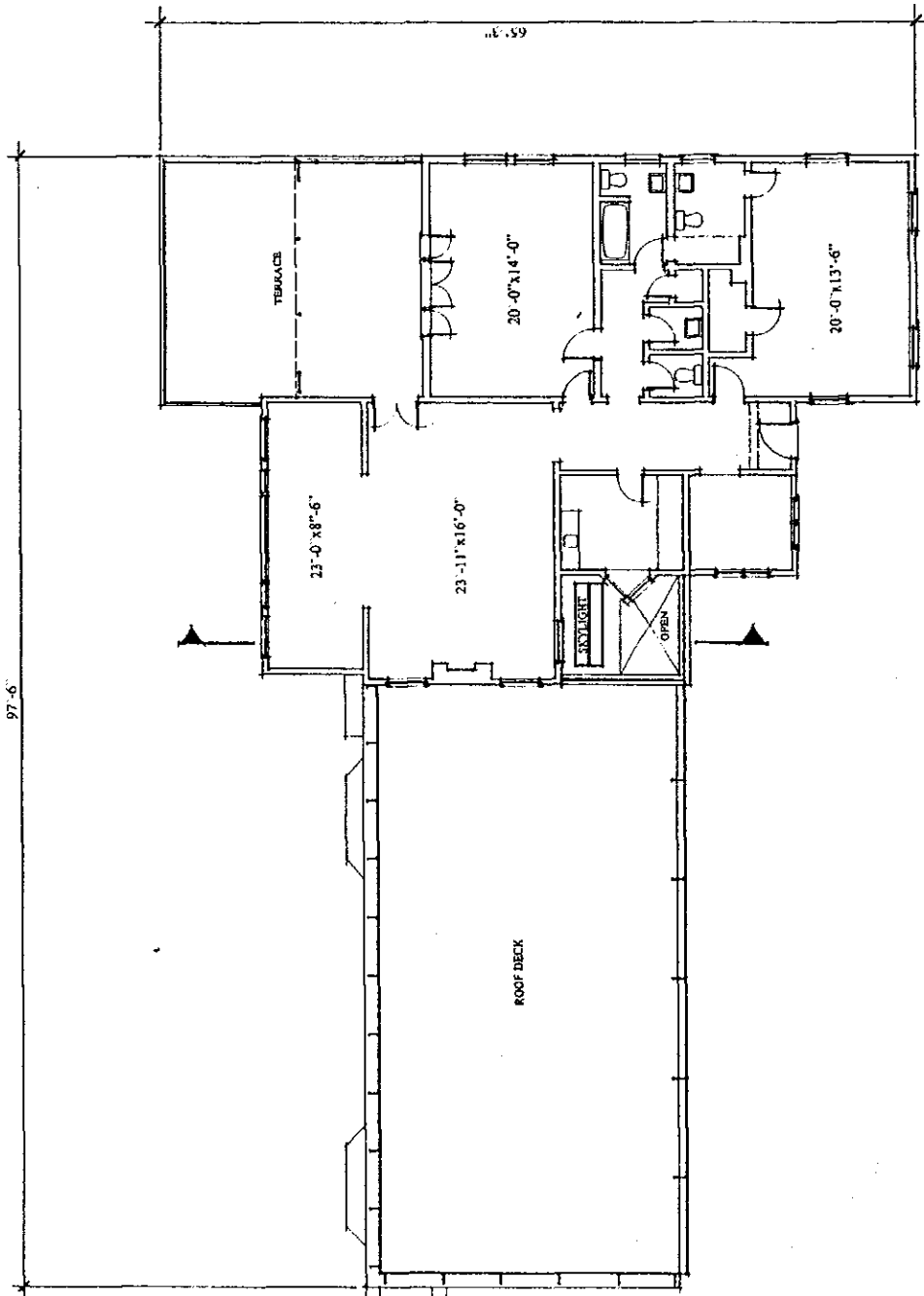
PARTIAL SITE PLAN



KEY PLAN

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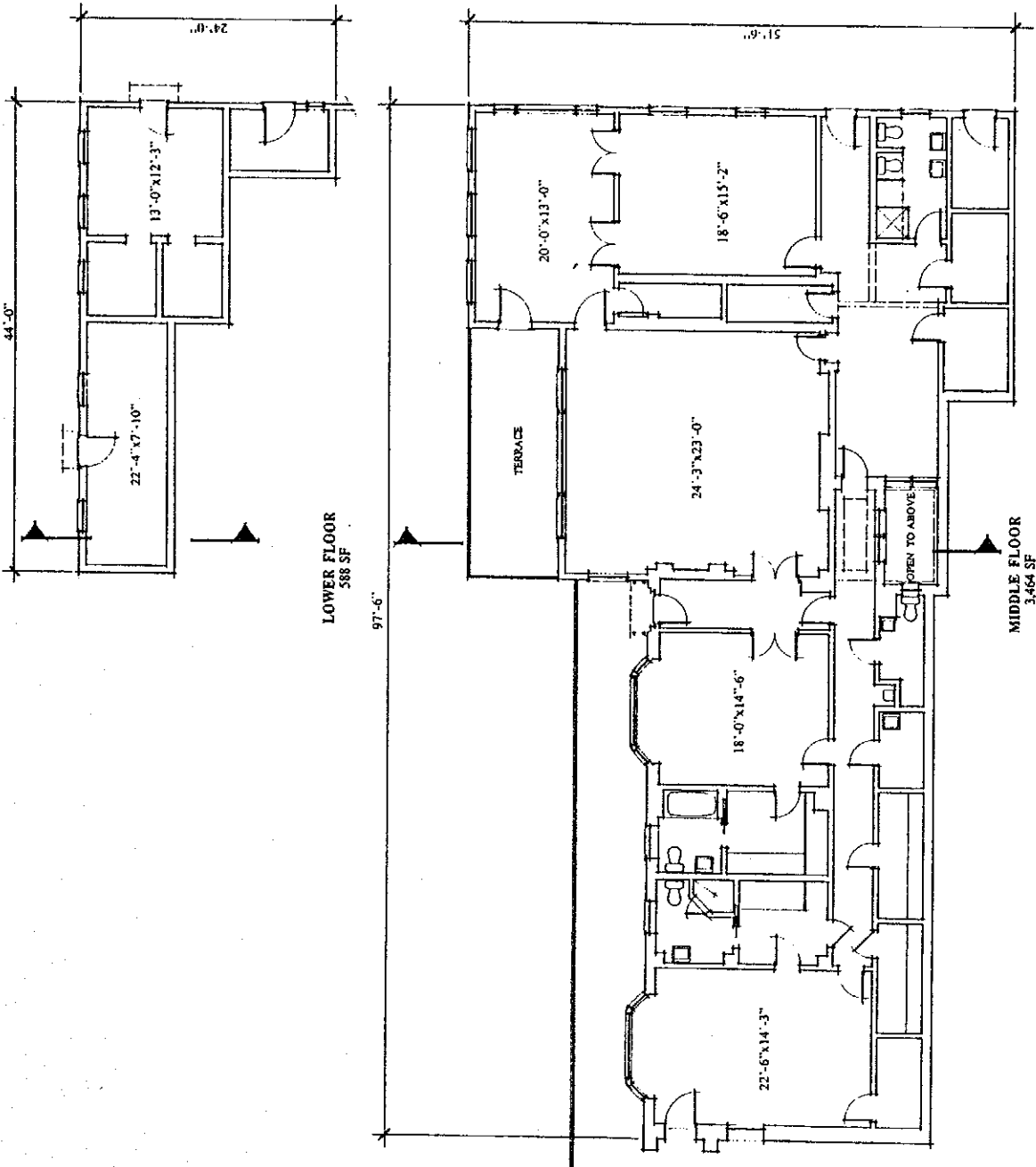
UPPER FLOOR
 1,980 SF

HINDS & CONNER BUNGALOW
 FLOOR PLANS



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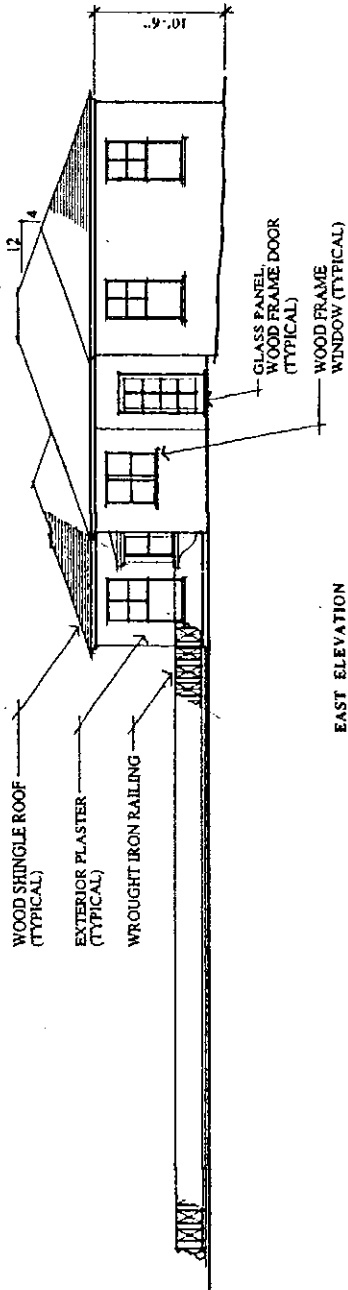
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PASADENA, CA



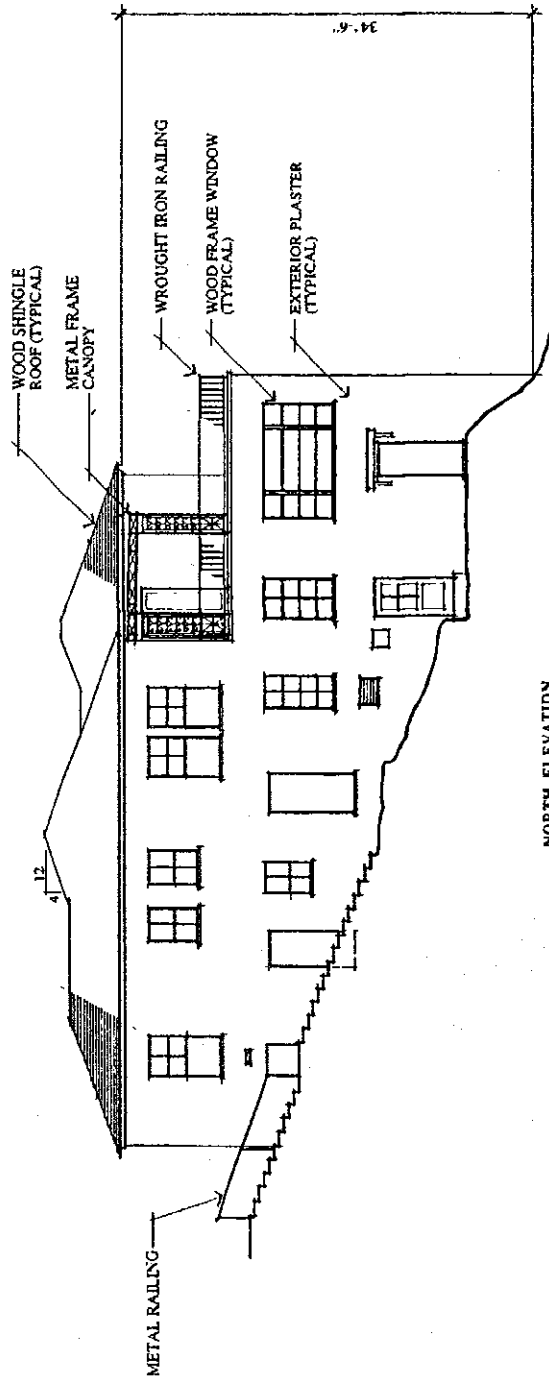
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FLOOR PLANS

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 PASADENA, CA



EAST ELEVATION



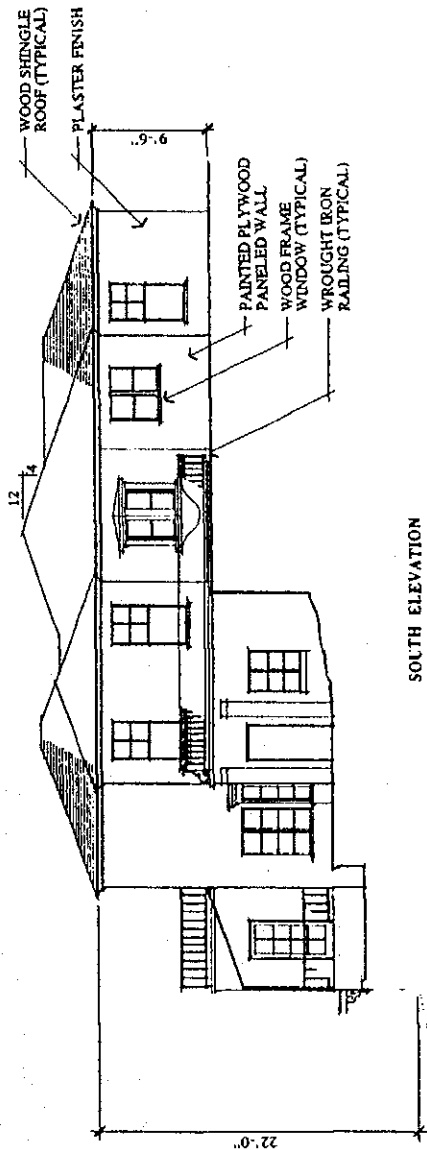
NORTH ELEVATION

HINDS & CONNER BUNGALOW
 BUILDING ELEVATIONS

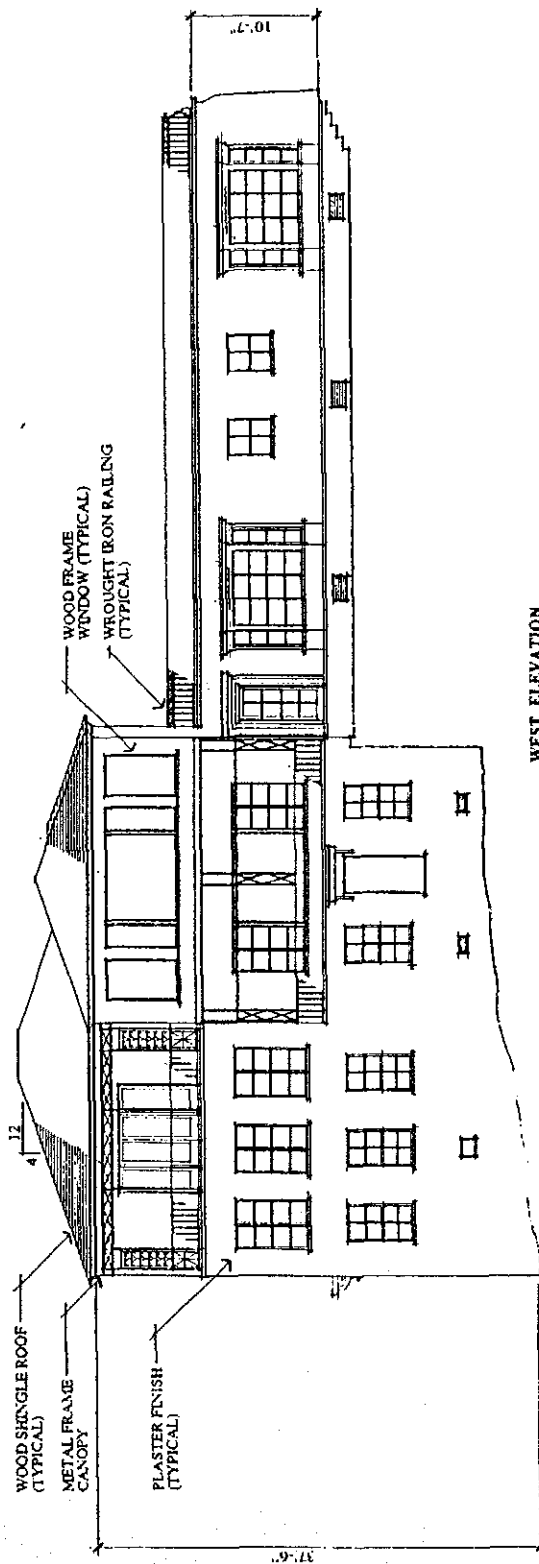


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SOUTH ELEVATION



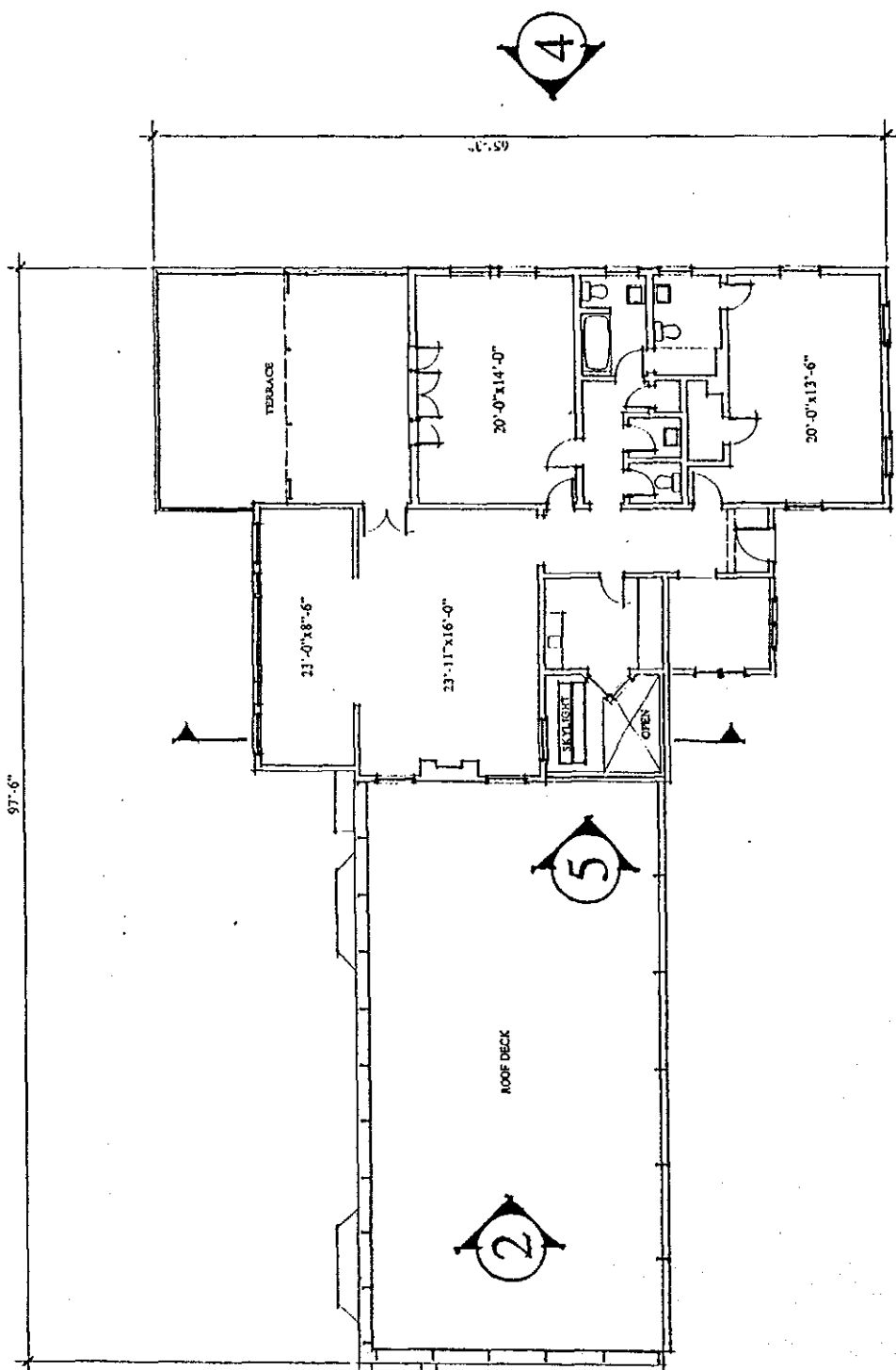
WEST ELEVATION

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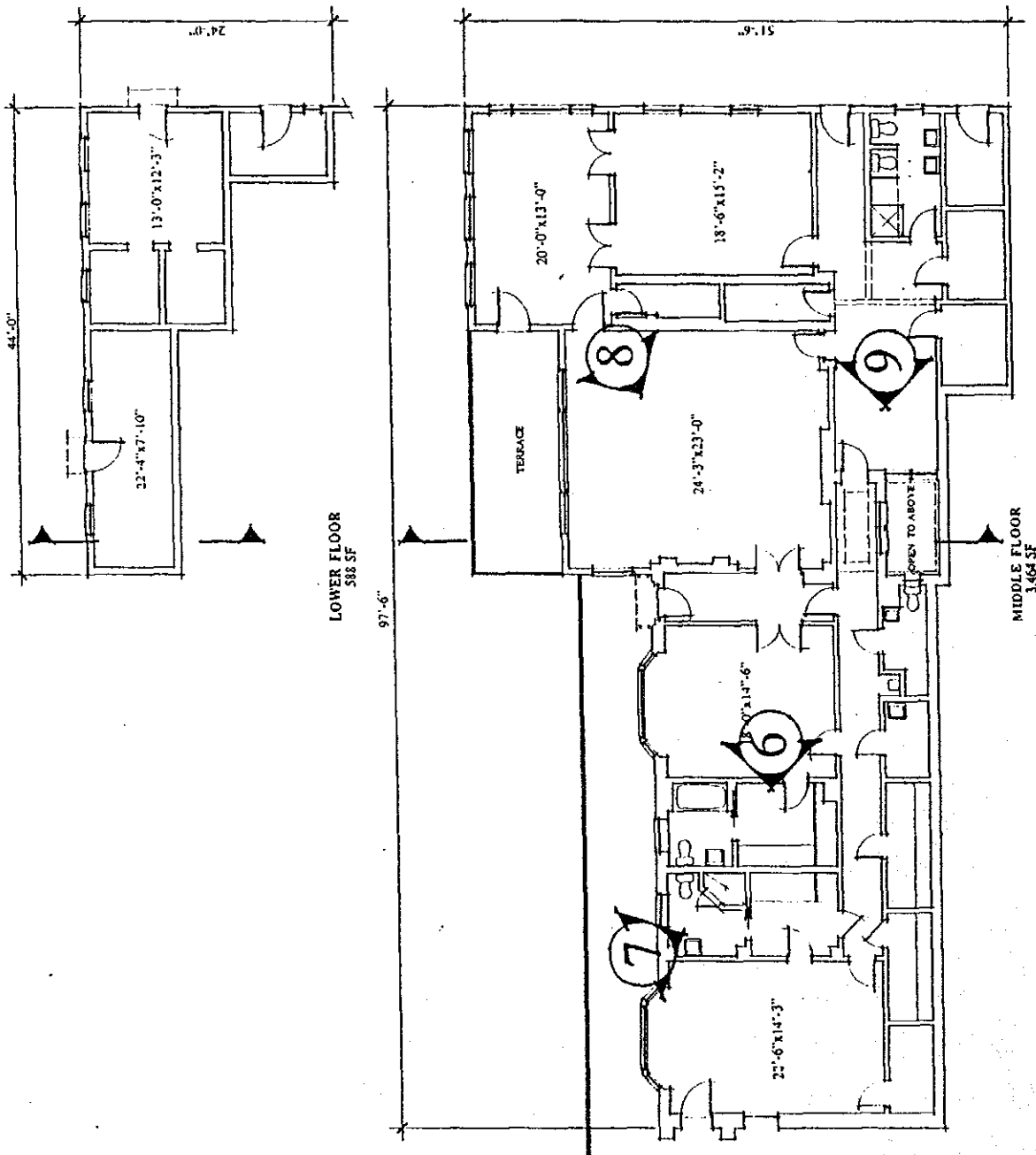


UPPER FLOOR
 1,980 SF

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 FLOOR PLANS
 KEY TO PHOTOGRAPHS

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